

**Jensen Water Improvement District**

**Financial Statements  
With Other Government Reports**

For the years ending December 31, 2006 and 2005

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**Financial Statements  
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## Jensen Water Improvement District

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# **AYCOCK, MILES & ASSOCIATES, CPAs, P.C.**

## **CERTIFIED PUBLIC ACCOUNTANTS**

Members of  
AMERICAN INSTITUTE  
OF CERTIFIED PUBLIC ACCOUNTANTS  
and  
UTAH ASSOCIATION  
OF CERTIFIED PUBLIC ACCOUNTANTS

### **Independent Auditors' Report**

To the Board of Directors  
Jensen Water Improvement District  
Jensen, Utah

We have audited the accompanying financial statements of the proprietary fund type activity of the Jensen Water Improvement District as of and for the years ended December 31, 2006 and 2005, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of District's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the proprietary fund type activity of the District as of December 31, 2006 and 2005, and the respective changes in financial position and cash flows, where applicable, thereof for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated August 9, 2007 on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

The management's discussion and analysis, please refer to the table of contents for page numbers, are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

**Aycock, Miles & Associates, CPAs**

August 9, 2007

## Management's Discussion and Analysis

As management of the Jensen Water Improvement District (the District), we offer readers of the District's financial statements this narrative overview and analysis of financial activities of the District for the fiscal year ended December 31, 2006.

### **Financial Highlights**

- Assets exceeded liabilities at closest year-end:  $\$2,242,479 - \$783,062 = \$1,459,417$ . Of this amount, \$168,150 is unrestricted and available to meet the District's ongoing obligations. The 2005 unrestricted balance was \$166,928.
- Unrestricted cash decreased \$47,088.
- Net assets decreased \$24,987.
- Unrestricted net assets increased \$1,222.
- Long-term and current portion of long-term debt decreased \$42,729.
- The District's total assets of \$2,242,479 were 7.8% unrestricted cash and accounts receivable.
- Current assets decreased \$13,290 due to insufficient cash flow from operations and property tax to cover the annual debt service.
- Current liabilities decreased \$12,075.
- Current assets less current liabilities were \$122,984 in 2006, \$124,200 in 2005 and \$130,573 in 2004.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise two components: 1) fund financial statements for a proprietary fund type (business-type activity), and 2) notes to the financial statements.

**Fund financial statements**—A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Fund financial statements can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. This District is a proprietary fund only.

**Proprietary funds**—There are two types of proprietary funds: enterprise and internal service funds. The District maintains only one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The District uses an enterprise fund to account for its operation of the Jensen Water Improvement District.

Proprietary funds provide the same type of information as government-wide financial statements, only in more detail. The proprietary fund financial statements provide information on the operation of the District. This fund is the District's only major fund. Because the District's only reporting unit is a proprietary fund and the reporting format is similar to government-wide reporting the presentation of government-wide financials statements are not required and are not necessary.

The basic proprietary fund financial statements can be found on the pages listed in the table of contents.

**Notes to the financial statements**—The notes provide additional information that is essential to a full understanding of the data provided in the fund financial statements. The notes to the financial statements can be found on the pages listed in the table of contents.

### **Financial Analysis of the Proprietary Fund**

Net assets may serve over time as a useful indicator of a government's financial position. Assets exceeded liabilities by \$1,459,417 at the close of the most recent fiscal year.

The District's net assets are comprised of three components:

- Unrestricted net assets are 11% of the total. Unrestricted net assets may be used to meet the government's ongoing obligations to citizens and creditors.
- Restricted net assets are less than 1% of the total. Restricted net assets comprise balances that have been restricted due to legislation, debt covenants, and other legal requirements.
- Capital assets (e.g., machinery, equipment, etc.) comprised 88% of total net assets, less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay any debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate any liabilities.

<b>Net Assets</b>	<b>2006</b>	<b>2005</b>	<b>2004</b>
Current assets	\$ 175,402	\$ 188,692	\$ 205,985
Restricted cash	6,340	6,267	6,226
Net capital assets	<u>2,060,737</u>	<u>2,129,747</u>	<u>2,225,263</u>
Total assets	<u>2,242,479</u>	<u>2,324,706</u>	<u>2,437,474</u>
Current liabilities	52,418	64,493	75,412
Long-term liabilities	<u>730,644</u>	<u>775,810</u>	<u>818,539</u>
Total liabilities	<u>783,062</u>	<u>840,303</u>	<u>893,951</u>
Net assets:			
Invested in capital assets, net of related debt	1,284,926	1,311,208	1,364,416
Restricted	6,340	6,267	6,226
Unrestricted	<u>168,150</u>	<u>166,928</u>	<u>172,882</u>
Total net assets	<u>\$ 1,459,416</u>	<u>\$ 1,484,403</u>	<u>\$ 1,543,524</u>

The District's net assets decreased by \$24,987 in the most recent fiscal year. Key elements of this increase are as follows:

<b>Change in Net Assets</b>	<b>2006</b>	<b>2005</b>	<b>2004</b>
Revenues:			
Water sales	\$ 187,850	\$ 165,748	\$ 163,078
Connection fees	31,250	43,740	15,625
Impact fees	41,800	-	-
Miscellaneous	359	9,146	10,301
Property taxes	44,347	42,335	39,404
Grant revenues	-	-	130,000
Interest earnings	4,875	3,528	6,703
Total revenues	310,481	264,497	365,111
Expenses:			
Wages & benefits	95,128	82,069	83,611
Water purchases	70,204	64,011	54,148
Operations	73,188	77,252	57,266
Interest	4,190	4,770	3,567
Depreciation	92,758	95,516	76,168
Total expenses	335,468	323,618	274,760
Increase (decrease) in net assets	\$ (24,987)	\$ (59,121)	\$ 90,351

The District's water sales increased because of an increase in customer base and increase in water usage. The District is experiencing growth due to economic growth in the region.

The available cash resources of the District decreased because of negative cash flow from operations and debt service was not offset by positive cash flow from property taxes. The District's current assets are 22.4% and 22.5% of total liabilities for years 2006 and 2005, respectively.

#### **Fund Budgetary Highlights**

	<b>Original</b>	<b>Amended</b>	<b>Actual</b>
Revenues	\$ 221,000	\$ 310,000	\$ 310,481
Expenses	(322,809)	(340,000)	(335,467)
Net Income	\$ (101,809)	\$ (30,000)	\$ (24,986)

### **Capital Asset and Debt Administration**

**Capital assets**—The District began construction of a line extension for the most recent year ending December 31, 2006. Book value decreased \$69,010 because depreciation expense of \$92,758 exceeded construction of \$23,748. See the following for a three year comparison.

<b>Net Capital Assets</b>	<b>2006</b>	<b>2005</b>	<b>2004</b>
Buildings	\$ 73,606	\$ 76,611	\$ 79,683
Water system	1,918,068	2,004,746	1,227,627
Land, right-of-way, & water shares	43,975	43,975	43,975
Equipment	1,340	4,415	10,180
Construction in process	23,748	-	863,798
Total (net of depreciation)	<u>\$ 2,060,737</u>	<u>\$ 2,129,747</u>	<u>\$ 2,225,263</u>

**Long-term debt**—The District's long-term liability activity during the last two years is as follows:

<b>Long-term Debt</b>	<b>2004</b>	<b>2005</b>	<b>Increase</b>	<b>Decrease</b>	<b>2006</b>	<b>Current Portion</b>
Rev. Bond, Utah Div. of Finance	\$ 92,848	\$ 83,539	\$ -	\$ (9,729)	\$ 73,810	\$ 10,166
GO Bond, CapMark	16,000	13,000	-	(3,000)	10,000	5,000
Community Impact Board Loan	752,000	722,000	-	(30,000)	692,000	30,000
Total	<u>\$ 860,848</u>	<u>\$ 818,539</u>	<u>\$ -</u>	<u>\$ (42,729)</u>	<u>\$ 775,810</u>	<u>\$ 45,166</u>

### **Economic Factors and Next Year's Budgets and Rates**

For the year 2007, the District has budgeted total revenues for \$360,050 and total expenses for \$502,387. Budgeted revenues are about 117% of 2006's actual revenues. Budgeted expenses are about 150% of 2006's actual expenses. There are some significant differences between the fiscal year 2007 budget and the 2006 actual results:

- 23% increase in water sales and connections revenues due to growth and rate increases.
- Similar property tax revenues.
- 45% increase in operating expenses due to water purchases expense increases, etc.

### **Requests for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Jensen Water Improvement District Office Manager, 5950 S 8500 E, P.O. Box 94, (435) 789-2781.



Jensen Water Improvement District  
**STATEMENT OF NET ASSETS**  
**Proprietary Fund**  
*December 31, 2006 and 2005*

	2006	2005
<b>Assets</b>		
<b>Current Assets:</b>		
Cash	\$ 121,504	\$ 168,592
Accounts receivable, net of allowance	15,086	13,600
Property tax receivable	32,311	-
Inventory	6,500	6,500
Total Current Assets	175,402	188,692
<b>Non-Current Assets</b>		
<b>Capital Assets:</b>		
Buildings	121,677	121,677
Water system	3,467,092	3,467,092
Land, right-of-ways and water shares	43,975	43,975
Equipment	55,024	55,024
Construction in process	23,748	-
Less: Accumulated depreciation	(1,650,779)	(1,558,021)
Net Capital Assets	2,060,737	2,129,747
<b>Other Assets:</b>		
Restricted Cash	6,340	6,267
Total Other Assets	6,340	6,267
Total Non-Current Assets	2,067,077	2,136,014
Total Assets	<u>\$ 2,242,479</u>	<u>\$ 2,324,706</u>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities:</b>		
Accounts payable	\$ 3,411	\$ 17,465
Interest payable	1,661	1,880
Payroll taxes payable	1,830	2,069
Customer deposits	350	350
Current portion, long-term debt	45,166	42,729
Total Current Liabilities	52,418	64,492
<b>Non-Current Liabilities:</b>		
Bonds payable	730,644	775,810
Total Long-term Liabilities	730,644	775,810
Total Liabilities	783,062	840,303
<b>Net Assets:</b>		
Invested in capital assets, net of related debt	1,284,926	1,311,208
Restricted	6,340	6,267
Unrestricted	168,150	166,928
Total Net Assets	1,459,417	1,484,403
Total Liabilities and Net Assets	<u>\$ 2,242,479</u>	<u>\$ 2,324,706</u>

Jensen Water Improvement District  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS**  
**Proprietary Fund**  
*Years ending December 31, 2006 and 2005*

	2006	2005
<b>Operating Income:</b>		
Water sales	\$ 187,850	\$ 165,748
Water connection fees	31,250	43,740
Miscellaneous	<u>359</u>	<u>9,146</u>
Total Operating Income	219,459	218,634
<b>Operating Expenses:</b>		
Wages and employee benefits	95,128	79,569
Water purchases & treatment	70,204	64,011
System repairs and maintenance	34,226	39,564
Vehicle maintenance & fuel	7,667	6,158
Professional fees	4,766	10,128
Insurance	4,820	6,216
Office operations	15,652	12,902
Trustee expenses	3,650	2,500
Interest expense	4,190	4,770
Miscellaneous	2,405	2,284
Depreciation	<u>92,758</u>	<u>95,516</u>
Total Operating Expenses	<u>335,467</u>	<u>323,617</u>
Operating Income/(Loss)	(116,008)	(104,984)
<b>Nonoperating Income (Expenses):</b>		
Tax revenues	44,347	42,335
Impact fees	41,800	-
Grant revenue	-	-
Interest income	<u>4,875</u>	<u>3,528</u>
Total Nonoperating Income/(Expense)	<u>91,022</u>	<u>45,863</u>
Net Income/(Loss)	(24,987)	(59,121)
Net assets--beginning of year	<u>1,484,403</u>	<u>1,543,524</u>
Net assets--end of year	<u>\$ 1,459,417</u>	<u>\$ 1,484,403</u>

Jensen Water Improvement District  
**STATEMENT OF CASH FLOWS**  
 Proprietary Fund  
*Years ending December 31, 2006 and 2005*

	2006	2005
<b>Cash Flows from Operating Activities:</b>		
Cash received from customers	\$ 217,973	\$ 216,562
Cash paid to suppliers for goods or services	(157,445)	(127,638)
Cash paid to employees & trustees for services	(95,367)	(82,095)
Interest paid	(4,409)	(4,979)
Net Cash used by Operating Activities	(39,248)	1,850
<b>Cash Flows from Noncapital Financing Activities</b>		
Grants received	-	-
Impact fees	41,800	-
Property taxes received to supplement operations	12,036	42,335
Net Cash from Noncapital Financing	53,836	42,335
<b>Cash Flows from Capital Related Financing Activities</b>		
Increase (decrease) in long-term debt	(42,730)	(42,309)
Net Cash from Capital Related Financing Activities	(42,730)	(42,309)
<b>Cash Flows from Investing Activities:</b>		
Purchase of equipment, easements, construction	(23,748)	(24,142)
Interest on investments	4,875	3,528
Net Cash from Investing Activities	(18,873)	(20,614)
<b>Net Increase (Decrease) in Cash</b>	(47,015)	(18,738)
Cash at beginning of year	174,859	193,597
Cash at end of year	<u>\$ 127,844</u>	<u>\$ 174,859</u>
<b>Reconciliation of Cash Flow for Operations--Indirect Method</b>		
Operating Loss	\$ (116,008)	\$ (104,984)
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	92,758	95,516
(Increase) decrease in accounts receivable	(1,486)	(1,485)
Increase (decrease) in accounts payable	(14,054)	13,624
Increase (decrease) in payroll taxes payable	(239)	(27)
Increase (decrease) in accrued interest	(219)	(209)
Increase (decrease) in customer deposits	-	(585)
Total Adjustments	76,760	106,834
Net cash provided by operating activities	<u>\$ (39,248)</u>	<u>\$ 1,850</u>

See accompanying notes. Page 10

Jensen Water Improvement District  
Notes to Financial Statements  
December 31, 2006

**NOTE 1 Summary of Significant Accounting Policies**

**Reporting Entity**—The accounting policies of Jensen Water Improvement District conform to generally accepted accounting principles as applicable to governmental units. The District has no component units and is not a component unit of another entity according to the standards set forth by GASB No. 14. The following is a summary of the more significant policies.

**Government-Wide and Fund Financial Statements**—The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of the interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent of fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privilege provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**—The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

*The District reports only one proprietary fund for which presentation is similar to the government-wide format. Therefore, only proprietary enterprise fund format will be reported in the financial statements.*

**Jensen Water Improvement District**  
**Notes to Financial Statements**  
**December 31, 2006**

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District are operating receipts from the sale of water and water hook-ups.

**Application of Accounting Pronouncements**—Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The District has elected not to follow subsequent private-sector guidance.

**Deposits and Investments**—The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the government to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements, and the State Treasurer's Investment Pool. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

**Receivables and Payables**—All trade and property tax receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 90 days comprise the trade accounts receivable allowance for uncollectibles.

**Property Taxes**—The property tax revenue of the District is collected and distributed by Uintah County. Utah statutes establish the process by which taxes are levied and collected. The County Assessor is required to assess real property as of January 1 and complete the tax rolls by May 15. By July 21, the County Auditor is to mail assessed value and tax notices to property owners. A taxpayer may then petition the County Board of Equalization between August 1 and August 15 for a revision of the assessed value. The County Auditor makes approved changes in assessed value by November 1 and on this same date the County Auditor is to deliver the completed assessment rolls to the County Treasurer. Tax notices are mailed with a due date of November 30. The tax assessments are considered past due January 15 after the respective tax billing date, at which time the applicable property is subject to lien, and penalties and interest are assessed.

Utah State legislation requires motor vehicles be subject to an age based fee that is due each time a vehicle is registered. The age based fee is for passenger type vehicles and ranges from \$10 to \$150 based on the age of the vehicle. The revenues collected in each County from motor vehicle fees is distributed by the County to each taxing entity in which the property is located in the same proportion in which revenue collected from ad valorem real property tax is distributed. The District recognizes motor vehicle fees as property tax revenue when collected by the County.

**Inventories and Prepaid Items**—All inventories are valued at cost using the first-in/first-out method. Inventories of proprietary funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Jensen Water Improvement District**  
**Notes to Financial Statements**  
**December 31, 2006**

**Restricted Assets**—At times, the District may have funds set aside that are legally restricted or their use is limited by certain contracts. Restricted funds will be expended first when possible.

**Capital Assets**—Capital assets, which include property, plant, equipment, and infrastructure, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual significant cost and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government, as well as the component units if any, is depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Water system	40
Buildings	10-40
Equipment	3-10
Vehicles	5

**Compensated Absences**—The District's policy is to permit employees to accumulate earned but unused personal leave and sick leave benefits. There is no liability for unpaid accumulated sick leave since it is the District's policy to record the cost of sick leave only when it is used. Vacation time is accrued when incurred and reported as a liability at that time.

**Long-term Obligations**—In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Fund Equity**—In the fund financial statements, proprietary funds report equity in a manner similar to the government-wide statements.

**Use of Estimates**—The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Jensen Water Improvement District**  
**Notes to Financial Statements**  
**December 31, 2006**

**Budgetary Data**—Budgets are presented on the modified accrual basis of accounting for all governmental funds of the District. The following procedures are used in establishing the budgetary data:

- During November and December of each year, the District prepares the budget.
- The budget shall be in effect subject to later amendment and shall be available for public inspection.
- Public advertising and public budget hearings are conducted to comply with Utah State law.
- By December 15, the budget is legally adopted and formally adopted by the Board.
- The Board may increase (amend) the total budget through Board resolution.

**NOTE 2 Cash & Investments**

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the State and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The District follows the requirements of the Utah Money Management Act (Utah Code, Section 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of District funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

**Summary of Deposits and Investments**

Reconciliation to the Balance Sheet			
Balance Sheet		Deposits & Investments	
Cash	\$ 121,504	Checking & savings	\$ 45,294
Restricted cash	6,340	Utah Public Treasurer Pool	82,550
Totals	<u>\$ 127,844</u>	Totals	<u>\$ 127,844</u>

**Deposits**

**Custodial Credit Risk**—Custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. As of December 31, 2006, \$0 of the District's bank balances of \$48,468 (carrying balance of \$45,294) was uninsured and uncollateralized.

**Investments**

The Money Management Act defines the types of securities authorized as appropriate investments for the District and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the District to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is

**Jensen Water Improvement District**  
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classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Services or Standard & Poor's; bankers' acceptances; obligations of the United State Treasury including bills, notes, and bonds; bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah State Public Treasurer's Investment Fund.

The Utah State Treasurer's Office operates the Public Treasurer's Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer.

The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Section 51-7, Utah Code Annotated, 1953, as amended. The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses (net of administration fees), of the PTIF are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

As of December 31, 2006, the District had the following investments and maturities:

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less than 1	1-5	6-10	More than 10
State of Utah Public Treasurer's Investment Fund	82,550	82,550	-	-	-

**Interest Rate Risk**—Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. Except for funds of Institutions of Higher Education acquired by gifts, grants, or the corpus of funds functioning as endowments, the Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270-365 days or less. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 2 years. For funds of Institutions of Higher Education acquired by gifts, grants, or the corpus of funds functioning as endowments, Rule 2 of the Money Management Council does not allow the dollar-weighted average maturity of fixed income securities to exceed ten years.



**Jensen Water Improvement District**  
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**Credit Risk**— Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The District's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act as previously discussed.

At December 31, 2006, the District had the following investments and quality ratings:

Investment Type	Fair Value	Quality Rating			
		AAA	AA	A	Unrated
State of Utah Public Treasurer's Investment Fund	82,550	-	-	-	82,550

**Concentration of Credit Risk**—Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The District's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio.

**NOTE 3 Long-term Debt & Related Restricted Cash**

Changes in long-term debt and amounts due within one year are as follows:

	31-Dec-04	31-Dec-05	Additions	Deletions	31-Dec-06	Current
Note A	\$ 16,000	\$ 13,000	-	\$ 3,000	\$ 10,000	\$ 5,000
Note B	92,848	83,539	-	9,729	73,810	10,166
Note C	752,000	722,000	-	30,000	692,000	30,000
Totals	<u>\$ 860,848</u>	<u>\$ 818,539</u>	<u>\$ -</u>	<u>\$ 42,729</u>	<u>\$ 775,810</u>	<u>\$ 45,166</u>

Summary of interest rates, annual payments, and debt service schedules are as follows. All loans are through the Utah State Community and Economic Development Department. All loans are revenue bonds.

- Note A \$81,000 payable in annual installments ranging from \$3,000 to \$5,000 principal, and interest from January 1, 1971 through December 31, 2008; 5% interest.
- Note B 200,000 payable in annual installments of \$13,488 (principle and interest) from July 1, 1984 through July 1, 2013; 4.5% interest.
- Note C 752,000 payable in annual installments ranging from \$30,000 to \$31,000 from March 1, 2005 through March 1, 2029; non-interest bearing.

**Jensen Water Improvement District**  
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<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2007	\$ 45,166	\$ 3,821	\$ 48,987
2008	45,624	3,114	48,738
2009	41,102	2,386	43,488
2010	41,601	1,886	43,487
2011	42,124	1,364	43,488
2012-16	168,193	1,067	169,260
2017-21	150,000	-	150,000
2022-26	150,000	-	150,000
2027-29	92,000	-	92,000
	<u>\$ 775,810</u>	<u>\$ 13,638</u>	<u>\$ 789,448</u>

Notes B and C listed above require sinking funds to be set up for payment of these contracts. The contracts do not specify sinking fund requirements. The District has set up a reserve account and a redemption account for payment of these contracts. At December 31, 2006, the District has restricted \$6,340 for these purposes.

**NOTE 4 Fixed Asset Activity**

<u>Fixed Asset Activity</u>	<u>31-Dec-05</u>	<u>Increase</u>	<u>Decrease</u>	<u>31-Dec-06</u>
Buildings	\$ 121,677	\$ -	\$ -	\$ 121,677
Water system	3,467,092	-	-	3,467,092
Land, right-of-way, & water shares	43,975	-	-	43,975
Equipment	55,024	-	-	55,024
Construction in process	-	23,748	-	23,748
Sub-total	3,687,768	23,748	-	3,711,516
Accumulated depreciation	(1,558,021)	(92,758)	-	(1,650,779)
Fixed assets net of depreciation	<u>\$ 2,129,747</u>	<u>\$ (69,010)</u>	<u>\$ -</u>	<u>\$ 2,060,737</u>

**Note 5 Exposures to Risks of Loss**

The District minimizes its exposure to risks of loss through the purchase of commercial insurance. The District considers uninsured exposure to risks of loss as immaterial.

**Jensen Water Improvement District**  
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**Note 6      Accounts Receivable**

<u>Balances</u>	<u>2006</u>	<u>2005</u>
Accounts receivable	\$ 15,086	\$ 13,600
Allowance for doubtful accounts	-	-
Net accounts receivable	15,086	13,600
 Property tax receivable	 32,311	 -
Total net receivables	<u>\$ 47,397</u>	<u>\$ 13,600</u>

**Note 7      Water Purchase Commitments**

There are three commitments for the purchase of water and water delivery related costs.

- First, Jensen Water entered into an agreement with the Uintah County Water Conservancy District for an allotment of 300 acre-feet of water annually from the Jensen Unit of the Central Utah Project (Red Fleet Reservoir). The District's commitment under the agreement required 49 annual payments of \$108,117. Because of the decreased demand for water, the Uintah Water Conservancy District negotiated an amendment to its contract with the U.S. Dept of Interior, Bureau of Reclamation. The amended agreement reduces Jensen Water's repayment contract to 49 annual payments of \$22,431. The amended agreement was approved by the U.S. Congress in 1992. The annual payments are due January 25 each year beginning in 1989. As of December 31, 2006, 18 payments of \$22,431 have been made.
- Second, the District is required to pay \$1,800 annually to the Uintah Water Conservation District until a basic reserve fund balance is achieved.
- Third, the District is required to pay \$4,875 annually to the Uintah Water Conservation District for the costs associated with Jensen Water's share of a storage tank. Payments of this similar amount will be assessed Jensen Water until year 2025.

**Note 8      Construction Commitment**

In April, 2007, the District received financing of \$400,000 loan and \$1,300,000 grant for a water system expansion project. The project is expected to be finished by the end of the year 2007.



**AYCOCK, MILES & ASSOCIATES, CPAs, P.C.**

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**Report on Compliance and on Internal Control over Financial Reporting Based  
on an Audit of Financial Statements Performed in Accordance  
with Government Auditing Standards**

Board of Directors  
Jensen Water Improvement District

We have audited the financial statements of Jensen Water Improvement District as of and for the year ended December 31, 2006, and have issued our report thereon dated August 9, 2007. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether Jensen Water Improvement District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed one instance of noncompliance that is required to be reported under Government Auditing Standards. Please refer to finding 2006-1 in a following report.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Jensen Water Improvement District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies described in the accompanying schedule of findings and responses to be significant deficiencies in internal control over financial reporting. Please refer to finding 2006-2 in a following report.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that none of the significant deficiencies described above is a material weakness.

Distribution

This report is intended for the information and use of the audit committee, management and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

**Aycock, Miles & Associates, CPAs**

August 9, 2007



**AYCOCK, MILES & ASSOCIATES, CPAs, P.C.**

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### **Utah State Compliance Report**

Board of Directors  
Jensen Water Improvement District  
Jensen, Utah

We have audited the general purpose financial statements of Jensen Water Improvement District, Jensen, Utah, for the year ended December 31, 2006 and have issued our report thereon dated August 9, 2007. Our audit included testwork on the District's compliance with those general compliance requirements identified in the State of Utah Legal Compliance Audit Guide, including:

- Public Debt
- Cash Management
- Purchasing Requirements
- Budgetary Compliance
- Property Tax
- Impact Fees (please see following schedule)
- Other Compliance Requirements

The District did not receive any major or nonmajor funding from the State of Utah this year.

The management of Jensen Water Improvement District is responsible for the District's compliance with all compliance requirements identified above. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the District's compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

The results of our audit procedures disclosed no instances of noncompliance with the general requirements referred to above and the applicable major grant specific requirements.

In our opinion, the Jensen Water Improvement District, Jensen, Utah, complied, in all material respects, with the general compliance requirements identified above and major grant specific requirements for the year ended December 31, 2006.

**Aycock, Miles & Associates, CPAs**

August 9, 2007

## Utah State Compliance Report Schedule

The following graph tracks the collection and disbursement of impact fees collected upon selling water connections.

Year	Impact Fees	Description	Capital Outlay	Grant Reduction	Running Balance
2005	\$ -	n/a; no impact fee enacted	\$ -	\$ -	\$ -
2006	\$ 41,800	Water line extension	\$ 23,748	\$ -	\$ 18,052

## Findings and Management Responses

**2006-1**      ***Finding***—a payroll deduction that was not applicable to be excluded from income taxes was excluded from the calculation of payroll taxes and income tax withholdings. Also, certain bonuses were not included in payroll tax calculations.

***Criteria***—payroll compliance regarding payroll deductions.

***Effect***—inappropriate amount of payroll taxes submitted to the IRS.

***Recommendation***—resolve payroll tax calculations immediately.

***Management response***—payroll deductions for this employee have ceased prior to the issuance of this finding. The District will seriously consider amending applicable payroll reports. If certain payroll deductions occur in the future, the District will verify the calculation of payroll taxes upon consultation with the IRS' circular E. All employee compensation will be included in the calculation of payroll taxes, etc.

**2006-2**      ***Finding***—bank reconciliations and disbursement lists were not being initialed to indicate a review and approval process.

***Criteria***—cash could be misstated and/or disbursements may be unauthorized.

***Effect***—misstatement of cash balances and expenses.

***Recommendation***—during monthly board meetings initial the bank reconciliations and initial the disbursement list for the month upon completing adequate review procedures.

***Management response***—the Board will begin these procedures as soon as possible.